

# FOR SALE

2,640 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**#111, 3912 – 77 Avenue, Leduc, AB**

## INVESTMENT OPPORTUNITY

### Property Highlights

- Radiant heat
- Abundant office build-out
- Second-floor office and boardroom
- Professionally managed property
- 2-stage sump
- Fenced compound
- Ventilation fan



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



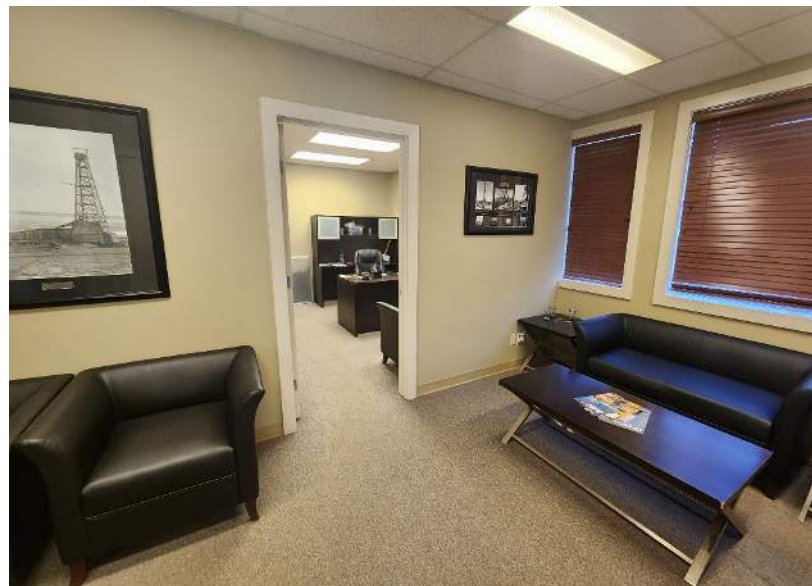
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# FOR SALE

Investment Opportunity

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## Investment Opportunity

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### Property Information

**Municipal Address:** #111, 3912 - 77 Avenue, Leduc, AB

**Legal Address:** Plan 823248 Lot 2

**Building Size:** 2,640 Sq. Ft. (+/-)

**Zoning:** IM (Medium Industrial)

**Parking:** Paved surface parking

**Power:** TBC

**Heating:** Radiant heat

**Ceiling Height:** TBC

**Loading:** 14'X 16' Grade

**Possession:** Immediate/negotiable

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**Purchase Price:** \$607,200.00 (\$230/Sq. Ft.)

**Property Taxes:** \$5,143.50 (Annual)

### Contact

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